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SAN ANDREAS COMMUNITY PLAN

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BOARD OF SUPERVISORS, COUNTY OF CALAVERAS

STATE OF CALIFORNIA
APRIL 27, 1981

RESOLUTION NO: 81-160

RESOLUTION ADOPTING THE SAN ANDREAS COMMUNITY PLAN

WHEREAS the Board of Supervisors appointed the San Andreas Community Citizens Advisory Committee to develop a land use plan for the unincorporated community of San Andreas; and

WHEREAS the San Andreas Community Citizens Advisory Committee developed a preliminary Plan for community review; and

WHEREAS the Planning Commission and Board of Supervisors duly advertized and conducted public hearings to consider the San Andreas Community Plan; and

WHEREAS the Planning Commission and Board of Supervisors modified the Community Plan to reflect public comment and environmental concerns.

BE IT THEREFORE RESOLVED that the Board of Supervisors adopts the San Andreas Community Plan as identified in Exhibit A.

ON A MOTION BY Supervisor TAYLOR , seconded by WISTOS, the foregoing Resolution was duly passed and adopted by the Board of Supervisors of the County of Calaveras, State of California, this 27th day of April, 1981 by the following vote:

AYES: KUEHL, HODGSON, TAYLOR, WISTOS

NOES: NONE

ABSTAIN: LODATO

ABSENT: NONE

Chairman, Board of Supervisors

ATTEST:

County Clerk and Ex-Officio Clerk of the Board of Supervisors, County of Calaveras

SAN ANDREAS CITIZENS ADVISORY COMMITTEE

MEMBERSHIP

Paul Breisinger

Tim Buchanan

Barbara Campora

Dale Gardner, Chairman

Fred Lavaroni

Joanne Leonesio

Howard Little

Ila Norrie

Barbara Verhalen

Lee Wise

Yvonne Tiscornia

Ex Officio

John J. Lodato

Sandra Dragomanovich

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PLANNING DEPARTMENT

Brent Harrington, Director

CONSULTANT

Weatherby and Associates, Inc.
David W Porter, Staff Planner

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Note: Other tables are located in the separate Final EIR and Appendix

CHAPTER I - INTRODUCTIONS

1.1 Purpose

The following report is a Community Plan for the unincorporated community of San Andreas. the Community Plan. A Community Plan is a "mini" General Plan for a portion of Calaveras County, and serves as a sub-unit of the Countywide General Plan. The intent of the San Andreas Community Plan is to guide future land use within the community of San Andreas.

1.2 Subject Area

The community plan covers nine square miles; 5760 acres, including all of Sections 7, 8, 9, 16, 17, 18, 19, 20 and 21, T.4N., R.12E. The unincorporated community of San Andreas is included within the subject area along with the surrounding countryside. (See Figures 1 and 2)

1.3 Background Methodology

The Calaveras County Board of Supervisors initiated this project by resolution in March, 1979, by appointing a Citizens Advisory Committee. The Committee was charged with working with the County Planning Department and the consulting firm of Weatherby Associates, to develop a preliminary Community Plan. A draft environmental impact report (DEIR) was prepared by Weatherby Associates. The Preliminary Plan and draft environmental impact report were submitted to the Calaveras County Planning Commission. After conducting a public hearing on the Preliminary Plan and DEIR, the Planning Commission approved certain changes in the Preliminary Plan. The Commissioners revised document, now called a Draft Community Plan, was approved on January 29, 1981. The Draft Plan and EIR were sent to the Board of Supervisors for further hearings. The Board of Supervisors approved the Final version of the Plan and certified the EIR as complete on April 27, 1981.

1.4 Report Structure

This document consists of three main segments:

a. Community Plan Text - includes the discussion that describes the Plan
b. Community Plan Land Use map
c. Environmental Impact Report - addresses environmental impacts abbreviated with adoption and implementation of the Plan (contained in separate document, with the Plan Appendix)

West Point
26
Mokelumne Hill
4
Arnold
Valley Springs
12
SAN ANDREAS COMMUNITY STUDY AREA
Murphys
49
Angels Camp
4
REGIONAL MAP
CALAVERAS COUNTY
CALIFORNIA
N
no scale

Figure 1

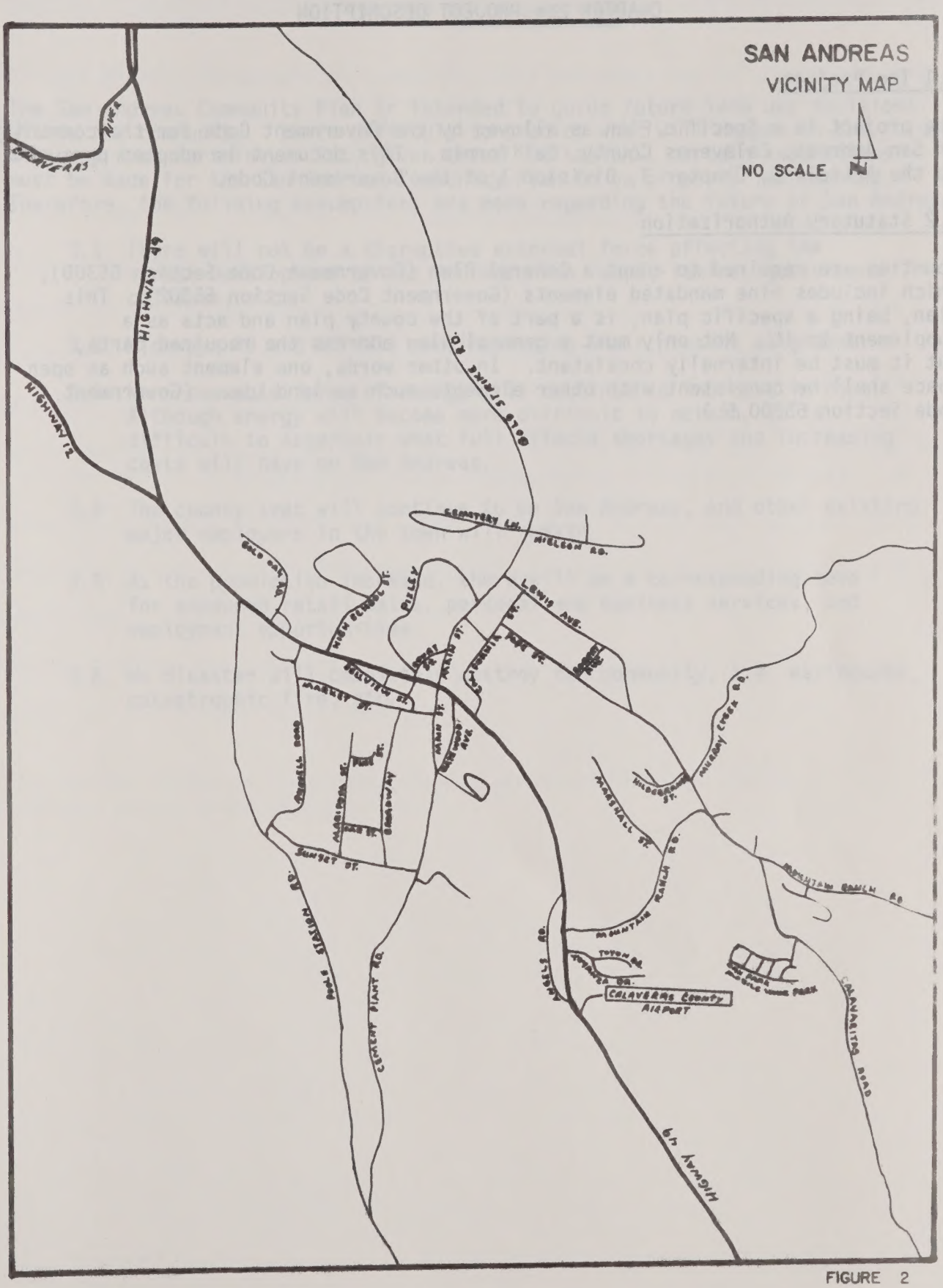

SAN ANDREAS
VICINITY MAP
NO SCALE
HIGHWAY 49
HIGHWAY 12
GOLD STRIKE RD.
CEMETERY LN.
MELLOM RD.
GOLD OAK DR.
MAIN SCHOOL ST.
PILLEY
LEWIS AVE.
CHURCH ST.
MAPLE ST.
ALGERINE ST.
MAIN ST.
MARKLEY ST.
MAPLE ST.
BROADWAY
SUNSET ST.
MURPHY CREEK RD.
WILDERNESS ST.
MARSHALL ST.
MOUNTAIN RANCH RD.
MOUNTAIN RANCH RD.
TOYON RD.
CALAVERAS COUNTY AIRPORT
CAMANCHE PARKWAY
CAMANCHE ROAD
HIGHWAY 49
CEMETERY PLANT RD.
PARK STATION RD.

FIGURE 2

CHAPTER 2 - PROJECT DESCRIPTION

2.1 The Project

The project is a Specific Plan as allowed by the Government Code for the community of San Andreas, Calaveras County, California. This document is adopted pursuant to the Article 8, Chapter 3, Division 1 of the Government Code.

2.2 Statutory Authorization

Counties are required to adopt a General Plan (Government Code Section 65300), which includes nine mandated elements (Government Code Section 65302). This plan, being a specific plan, is a part of the county plan and acts as a supplement to it. Not only must a general plan address the required parts, but it must be internally consistent. In other words, one element such as open space shall be consistent with other elements such as land use. (Government Code Section 65300.5.)

CHAPTER 3 - ASSUMPTIONS

The San Andreas Community Plan is intended to guide future land use decisions within the community. It is difficult to predict what will happen in the future with any real certainty. But, given these limitations, certain assumptions must be made for the San Andreas Community Plan to be properly implemented. Therefore, the folloing assumptions are made regarding the future of San Andreas:

3.1 There will not be a disruptive external force affecting the normal development of San Andreas, i.e. wars, famine, government collapse, etc.

3.2 Highways 49 and 12 will continue using their present alignment.

3.3 Non-renewable forms of energy will continue to increase in cost. Although energy will become more difficult to obtain, it is difficult to ascertain what full effects shortages and increasing costs will have on San Andreas.

3.4 The county seat will continue to be San Andreas, and other existing major employers in the town will remain.

3.5 As the population increase, there will be a corresponding need for expanded retail sales, personal and business services, and employment opportunities.

3.6 No disaster will completely destroy the community, i.e. earthquake, catastrophic fire, etc.

CHAPTER 4 - COMMUNITY ISSUES

In the development of the Community Plan, an attempt was made to identify the issues, concerns or comments associated with San Andreas:

4.1 There is a lack of public interest in government decision making.

4.2 The location of multiple family dwelling, and the necessary public services to accommodate them.

4.3 The disposal of sewage effluent.

4.4 Public safety around the present airport both for the aircraft passenger and the person on the ground.

4.5 Preservation of historic structures.

4.6 Lack of retail shopping opportunities

4.7 Lack of services (e.g. equipment repair, physicians).

4.8 Traffic flow along Highway 49

4.9 Preservation of the rural town atmosphere.

CHAPTER 5 -EXISTING GOVERNMENTAL AND QUASI-GOVERNMENTAL AGENCY RESPONSIBILITIES

Domestic Water - Calaveras Public Utility District

Sewers - San Andreas Sanitary District; private septic system

Fire Protection - San Andreas Fire District, California Department of Forestry

Police Protection - Calaveras County Sheriff* and California Highway Patrol

Roads - Calaveras County Road Department*

Highway 49 - California Department of Transportation

Planning - Calaveras County Planning Department and Planning Commission*

Schools - Calaveras Unified School District

Public Recreation - Mike Dent Field and Town Hall operated by the San Andreas Park and Recreation District, Small Park at Main Street and Court Street

Telephone - Pacific Telephone and Telegraph

Electrical Power - Pacific Gas and Electric

Natural Gas - Pacific Gas and Electric

Hospital - Mark Twain Hospital

Lighting - San Andreas Lighting District*

*The various Calaveras County departments are under the jurisdiction of the Calaveras County Board of Supervisors.

CHAPTER 6 - GOALS AND POLICIES

Before discussing the land use issues, it is necessary to develop a framework or guide for those discussions. This task is accomplished by developing goals and policies which identify the objectives that are to be met by the adoption and implementation of the San Andreas Community Plan. Listed below are the goals and policies for the San Andreas Community Plan:

6.1 CITIZEN INVOLVEMENT

Goal: To insure abundant opportunity for communication between the citizens and their local government.

Policies:

a. Town hall meetings periodically will be used as a forum for involvement between all levels of government and the citizens of the community.

b. All development plans, General Plan amendments, capital improvement programs to be reviewed by the Planning Commission will be fully advertised prior to consideration by the decision-making body.

c. All citizens of the community will be encouraged to participate in the town hall meetings.

6.2 AGRICULTURAL LAND

Goal: To protect agricultural uses from incompatible adjacent uses; to conserve and enhance productive agricultural uses.

Policies:

a. It shall be the responsibility of the party introducing a non-agricultural use, to provide a means to reduce the potential incompatibility between agricultural and non-agricultural uses. Methods that may be utilized to reduce impacts include, but are not limited to, increased setbacks, fencing, landscaping and easements.

b. Non-agricultural uses, particularly feedlots and concentrations of animals, introduced within the plan area shall reduce potential incompatibility with adjacent non-agricultrual uses. Methods that may be utilized to reduce impacts include, but are not limited to, increased setbacks, fencing, landscaping and easements.

c. Feedlots or other concentrations of livestock are restricted to areas where they do not infringe upon residential areas.

6.3 HISTORICAL

Goal: To preserve the County's and Community's historic heritage.

Policies:

a. A specific historic rentention zone will be established along Main Street from St Charles Street to San Andreas Creek.

b. A merchants, property owner and citizen's committee will be created to make a specific proposal to improve Main Street as an historic area.

c. Historical buildings in the community will be inventoried and the property owner advised of means to preserve their historic character, if they are interested.

6.4 AIR AND WATER QUALITY

Goal: To maintain the air and water quality at a level as established by the appropriate state and federal agencies.

Policy: All projects subject to state and federal approval shall be submitted to the appropriate state or federal agencies for air and/or water quality review.

6.5 HAZARDS

Goal: To protect the citizens of the community from hazards.

Policies:

a. New construction and land development will not be located in flood prone areas unless adequate measures are taken to eliminate the potential flood hazard.

b. When hazardous areas are identified, measures shall be taken to protect public safety, adjacent lands and buildings already constructed.

c. Design of land uses shall provide proper fire suppression measures.

d. Cuts and fills shall be kept to a minimum, and, where employed, current technological soil stabilization methods as established by the Uniform Building Code and/or the Soil Conservation Service, will be used.

6.6 RECREATION

Goal: To satisfy the recreation needs of the citizens of San Andreas.

Policy: The County, in cooperation with the San Andreas Park and Recreation District, will actively pursue state and federal recreation grants to construct and improve the community's recreation facilities.

6.7 ECONOMY

Goal: To diversify and improve the economy of the community.

Policies:

a. Make every effort to sell the Calaveras County Airport property when vacated with a stipulation that the property shall be used to accommodate job generators.

b. The County will use its resources, including its technical staff and the Chamber of Commerce, to seek and secure employers from a broad economic spectrum.

c. The county will actively seek grants from various federal and state sources designed to create jobs in San Andreas.

d. No one industry will be encouraged to dominate the future employment. By actively seeking a broad spectrum of industries, this should be accomplished.

6.8 HOUSING

Goal: To provide for the varied housing needs of the citizens of the community.

Policies:

a. Newly established future concentrations of multiple family dwellings shall have direct access to an arterial or collector street without first traversing a single family area.

b. Mobilehome park locations shall comply with the same policies as multiple family dwelling.

c. Future single family dwellings with lot sizes less than one acre shall be served by public sewer and water systems, and be located within the fire district.

d. Housing in designated commercial areas shall be limited to residences appurtenant to commercial uses.

e. As multi family uses are developed adjacent to single family uses and vice-versa, it shall be the responsibility of the developer of the newer use to reduce potential incompatibility by methods including, but not limited to, increased setbacks, fencing, landscaping and easements.

f. Future residences shall not be located where they may conflict with governmentally operated facilities, such as, but not limited to, the dog pound.

6.9 PUBLIC FACILITIES

Goal: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for community development.

Policies:

a. The land designated for development and the density allowed shall be within the physical and fiscal capacity of the public services.

b. The public services to be considered in reviewing development projects are the adequacy of schools, water service, sewer service, street access, fire protection, lighting and parks and recreation facilities.

c. It shall be the responsibility of the County and respective districts, to evaluate and determine their respective physical capacity and a fiscal means to accommodate expansion.

6.10 TRANSPORTATION

Goal: To provide and encourage a safe, convenient and economic transportation system.

Policies:

a. Due to its superior carrying capacity, St Charles Street (Highway 49) shall serve as the access for the majority of future intensive development within San Andreas.

b. New roads shall be planned to minimize social and economic disruptions to the neighborhoods. Arterials shall skirt neighborhoods and collectors shall be so designed to discourage non-neighborhood through traffic.

c. Due to the traffic congestion which results from many points of ingress and egress along commercial streets, future commercial developments shall be master planned with limited points of ingress and egress onto a major street.

d. A merchants association shall be developed to construct and maintain off-street parking in the existing downtown area.

e. Adequate off-street parking shall be developed for each future land use.

f. Sidewalks, paths, and appropriate crosswalks shall be located in proximity to all schools, parks and along principal streets leading to those facilities with potential significant pedestrian traffic.

g. Inter-community mass transit shall be given a high priority; particularly those systems responsive to the needs of the aged and handicapped.

h. It is the responsibility of the county to develop or cause to be developed, improved and maintain a system of arterial and collector streets to meet the community's needs.

i. It is the responsibility of new development to improve the minor streets and their fair share of the collector street system attributed to the development.

j. Where arterial and collector streets exist or are required, residential development shall be oriented away from such streets. Arterial and collector streets shall be buffered so that the traffic carrying capacity of the street will be preserved and the residential environment will be protected from the adverse impacts of the street.

6.11 TRAILS

Goal: To encourage the use of alternatives to motor driven vehicles for transportation.

Policy: Develop a system of hiking and bicycle trails for public usage.

6.12 ENERGY

Goal: To conserve non-renewable forms of energy and to encourage the use of renewable forms of energy.

Policies:

a. New subdivision and their site plans shall take into consideration solar access and micro-climatic features.

b. New construction, at a minimum, should meet the energy requirements of the Federal and State governments.

c. Water conservation techniques which will promote energy savings should be encouraged.

6.13 NATURAL RESOURCES

Goal: To protect, conserve, and properly utilize natural resources.

Policies:

a. Identified significant flora and/or fauna areas will be protected from incompatible uses.

b. Riparian areas shall be retained and protected from uses that destroy or significantly degrade the habitat.

c. Significant mineral resources will be identified and appropriate measures employed to protect them from incompatible uses.

6.14 RETAIL SALES

Goal: To promote and expand the retail sales capability of the community.

Policies:

a. Neighborhood commercial centers shall include only those uses that are neighborhood rather than community oriented.

b. A maximum of one corner of the intersection of arterial and collector roads may be occupied by a neighborhood commercial center.

c. Community commercial activities shall be located where they have access directly to at least one of the following streets: St Charles Street, Main Street from San Andreas Creek to St Charles Street and Pool Station Road.

d. Commercial development will be allowed only where it will not adversely affect adjacent residential uses and is within the public service and circulation system.

e. Commercial development offering numerous uses will be given priority over individual commercial activities.

f. No animated or blinking signs shall be permitted.

g. The size and location of signs shall be consistent with the requirements of the Zoning Ordinance.

h. Professional offices should be encouraged to locate near the Government Center.

6.15 GROWTH MANAGEMENT

Goal: To accommodate growth at a rate no greater than the community's fiscal and physical capability.

Policies:

a. Physical plant and line expansion of public utilities shall be the responsibility of the development causing growth.

b. The County and respective special districts shall periodically review their respective abilities to meet their fiscal and physical responsibility to provide services.

6.16 INDUSTRIAL

Goal: To encourage the establishment of industrial uses that will generate jobs, but not adversely affect the community's environment and quality of life.

Policies:

a. Industrial activities shall be located where they do not conflict with residential development.

b. Industrial development shall be located where there is adequate vehicular or rail access.

c. Industrial development shall be adequately served by public water and fire hydrant systems.

d. Industrial development shall be of a type that does not, by virtue of its establishment and continued operation, significantly adversely affect the environment.

e. Where industrial development is located in close proximity to residential areas, measures including, but not necessarily limited to, limiting hours and days of operation, noise reduction, visual screening and project design review, shall be utilized to reduce potential adverse impacts.

CHAPTER 7 - LAND USE DESIGNATIONS

Following are the descriptions of the land use designations utilized in the development of the Community Plan map and text.

7.1 SINGLE FAMILY RESIDENTIAL:

Density:	Natural slope of 0-15% no more than 6 units per acre (6.P.A.) Natural slope of 15-30%, no more than 5 u.p.a. Natural slope of 30%, no more than 4 u.p.a.
Building Density:	No more than 3.5 square foot of building per 10 square feet of land use.
Land Uses:	Primarily single-family uses and those uses which are accessory or compatible with single-family uses. Public uses or public utilities require a use permit. No new agricultural activity is permitted.
Site Development Standards:	As per the R1 Zone of Amended Ordinance 945
Compatible Zoning:	R1; A1 or AP are permitted as holding zone for agricultural uses until residential development is sought by the property owner.

7.2 TWO-FAMILY RESIDENTIAL

Density:	Natural slope of 0-15%, no more than one duplex or two single-family dwellings per 7000 square feet net. Natural slope of 15-30%, no more than one duplex or two single-family dwellings per 9000 square feet. Natural slope exceeding 30%, no more than one duplex or two single-family dwellings per 11,000 square feet.
Building Intensity:	Four square feet of building per 10 square feet of land.
Land Uses:	Primarily duplexes and single-family dwellings and accessory uses. Public use or public utility use requires a use permit. No agricultural activity.
Site Development Standards:	As per the R2 Zone of Amended Ordinance 945
Compatible zoning:	R2; A1 or AP are permitted as holding zone for agricultural uses until residential development is sought by the property owner.

7.3 MULTIPLE-FAMILY RESIDENTIAL

Density:	Natural slope of 0-15%, no more than 12 u.p.a. Natural slope of 15-30%, no more than 10 u.p.a. Natural slope of 30%+, no more than 8 u.p.a.
Building Intensity:	No more than one square foot of building per two square feet of land gross.
Land Uses:	Primarily multiple-family residential including duplexes, and accessory uses. Single-family dwellings permitted only when they are not detrimental to the use of the land for multiple-family residential use. Public use and public utility uses allowed with a conditional use permit. No agricultural activity.
Site Development Standards:	As per the R3 Zone of Amended Ordinance 945
Landscaping:	All new multiple-family uses shall have at least 8% of its gross area landscaped. The landscaping to use native materials as much as possible. When the proposal is presented, a method of landscaping maintenance shall be submitted.
Compatible Zoning:	R3; A1 or AP are permitted as holding zone for agricultural uses until residential development is sought by the property owner.

7.4 COMMERCIAL

Residential: Density:	Same as for "Multiple Family Residential"
Building Intensity:	No more than one square foot of building per square foot of land area.
Land Uses:	Retail sales, offices, warehousing within a building, residential when necessary to operate another permitted use.
Landscaping:	All new uses shall have at least 8% of its gross area landscaped. The landscaping to use native materials as much as possible. When the proposal is submitted, a method of maintenance shall be submitted. This provision does not apply to areas designated commercial-historic.
Site Development:	As per the C1, C2 and HS zones, respectively, of Amended Ordinance 945.
Compatible Zoning:	C1, C2, HS

7.5 RURAL RESIDENTIAL

Density:	One unit per acre with public water supply. One unit per five acres without public water supply. On natural slopes in excess of 30%, the density shall be 1/2 of the proposed density.
Land Uses:	Primarily single-family uses and those uses which are accessory or compatible with single family uses. Agricultural uses as specified from the RR zone of Amended Ordinance 945.
Building Intensity:	No more than four square foot of building per ten square feet of land.
Site Development Standards:	As per the RR zone of Amended Ordinance 945
Compatible Zone:	RR; A1 or AP are permitted as holding zone for agricultural uses until residential development is sought by the property owner.

7.6 INDUSTRIAL

Density:	Not applicable.
Land Uses:	Industrial and manufacturing concerns
Building Intensity:	Not more than one square foot of building for each square foot of land.
Site Development Standards:	As per the M1, M2 and SM zones respectively, of amended Ordinance 945, amended.
Landscaping:	All new uses shall have at least 8% of its gross area landscaped. The landscaping to use native materials as much as possible, and shall emphasize screening of industrial uses from other uses.
Compatible Zone:	M1, M2, SM

7.7 PUBLIC SERVICE

Density:	Not applicable
Building Intensity:	Not more than one square foot of building for each two square feet of land.
Land Uses:	All government and public utility uses.
Site Development Standards:	As per the PS zone of Amended Ordinance 945

Landscaping:	All new uses shall have at least 8% of its gross area landscaped. The landscaping to use native materials as much as possible and shall emphasize screening of public service uses from other uses.
Compatible Zone:	PS

7.8 RECREATION

Density:	Not applicable
Building Intensity:	Not applicable
Land Uses:	Recreation activities, both indoor and outdoor, both private and public, are the primary activities. When connected with these activities, other activities necessary to accommodate the primary use is permitted.
Compatible Zone:	REC, PS

7.9 AGRICULTURE/GRAZING

Density:	All living units shall be appurtenant to an agricultural activity; but in no case more than one per 50 acres.
Building Intensity:	Not applicable
Land Uses:	All forms of agricultural activity including crop and tree farming, grazing and those uses involving the processing of food and fiber products.
Compatible zone:	A1, AP, SM

7.10 OFFICES AND MULTI-FAMILY RESIDENTIAL

Density:	For residential uses, as follows: Natural slope of 0-15%, no more than 12 u.p.a. Natural slope of 15-30%, no more than 10 u.p.a. Natural slope of 30%+, no more than 8 u.p.a.
Building Intensity:	No more than one square foot of building per two square feet of land grass.
Land Uses:	Single use as combination of multi-family residential dwellings and office structures designated to provide a variety of professional services.
Site Development Standards:	As per the R3 or C2 zone of Amended Ordinance 945, or per new zone created to implement this use.

Landscaping:	All new units shall have at least 8% of the gross area landscaped. The landscaping to use native materials as much as possible. When the proposal is presented, a method of landscaping maintenance shall be submitted.
Compatible Zoning:	Preferable zoning would be a new zone designed to limit uses primarily to offices and/or multi-family uses. Secondary possibilities are C1 and C2.

7.11 PLANNED DEVELOPMENT COMBINING ZONE

Purpose:	The intent of this designation is to identify sites that due to their potential use, their permanent location and/or their size, offer excellent opportunities to provide a unified and cohesive plan for development.
Density:	As permitted in the base use designation.
Building Intensity:	As permitted in the base use designation.
Land Uses:	As permitted in the base use designation.
Site Development Standards:	As per the PD Combining Zone of Amended Ordinance 945.
Landscaping:	Not less than 10% of the area covered by buildings and landscaping.
Compatible Zoning:	Base zone as per the base use designation, plus the PD Combining Zone.

CHAPTER 8 - IMPLEMENTATIONS

The "heart" of a community plan is its goals and policies, plus land use maps. Those items alone, though, only set the tone for future action. In the following pages, various implementation measures are identified that will be utilized in the future in San Andreas.

8.01 AGRICULTURAL LAND

Existing agricultural uses will continue as non-conforming uses regardless of the land use designation indicated on this Plan. When new residential uses are proposed abutting agricultural uses, it will be the responsibility of the residential developer to adequately protect the agricultural use from encroachment. In addition, a 50 foot natural buffer shall be established which shall be maintained to prevent a fire hazard.

Only residences appurtenant to an agricultural use will be permitted in an agricultural area.

In those areas that are currently used for agricultural purposes but are identified as future residential uses, the zoning shall be within A1 or AP until development occurs.

8.02 HISTORICAL/ARCHAEOLOGICAL

The Heritage Council will inventory all buildings built prior to 1930 and determine their historic significance. A list shall be developed and all structures meeting the appropriate standards may be eligible for grants and loans for improvement. (See Figure 3)

A specific area near the center of town has been designated an historic district. (See Figure 4) Specific architectural standards will be developed by the County to preserve and promote the "GOLD RUSH" style architecture. These standards shall apply to new structures and exterior remodels within the historic zone.

All projects located in areas that have been identified as part of the county-wide General Plan as being archeologically sensitive will be subject to an archeological review prior to application for development. Such a review, including recommendations, shall be submitted to the County prior to consideration of the project.

8.03 DOMESTIC WATER SUPPLY

All commercial, industrial and residential development exceeding one dwelling unit/five acres or lots less than five acres will be required to have public water service. The service shall comply with P.U.C. Order 103 for fire protection. (See Appendix)

Where required improvements to existing facilities are made, or when required facilities are intended to be dedicated to the water district, those facilities must meet the district improvement specifications.

The water district should have a fee schedule to assure that the projects causing expansion to the system will pay for the improvement.

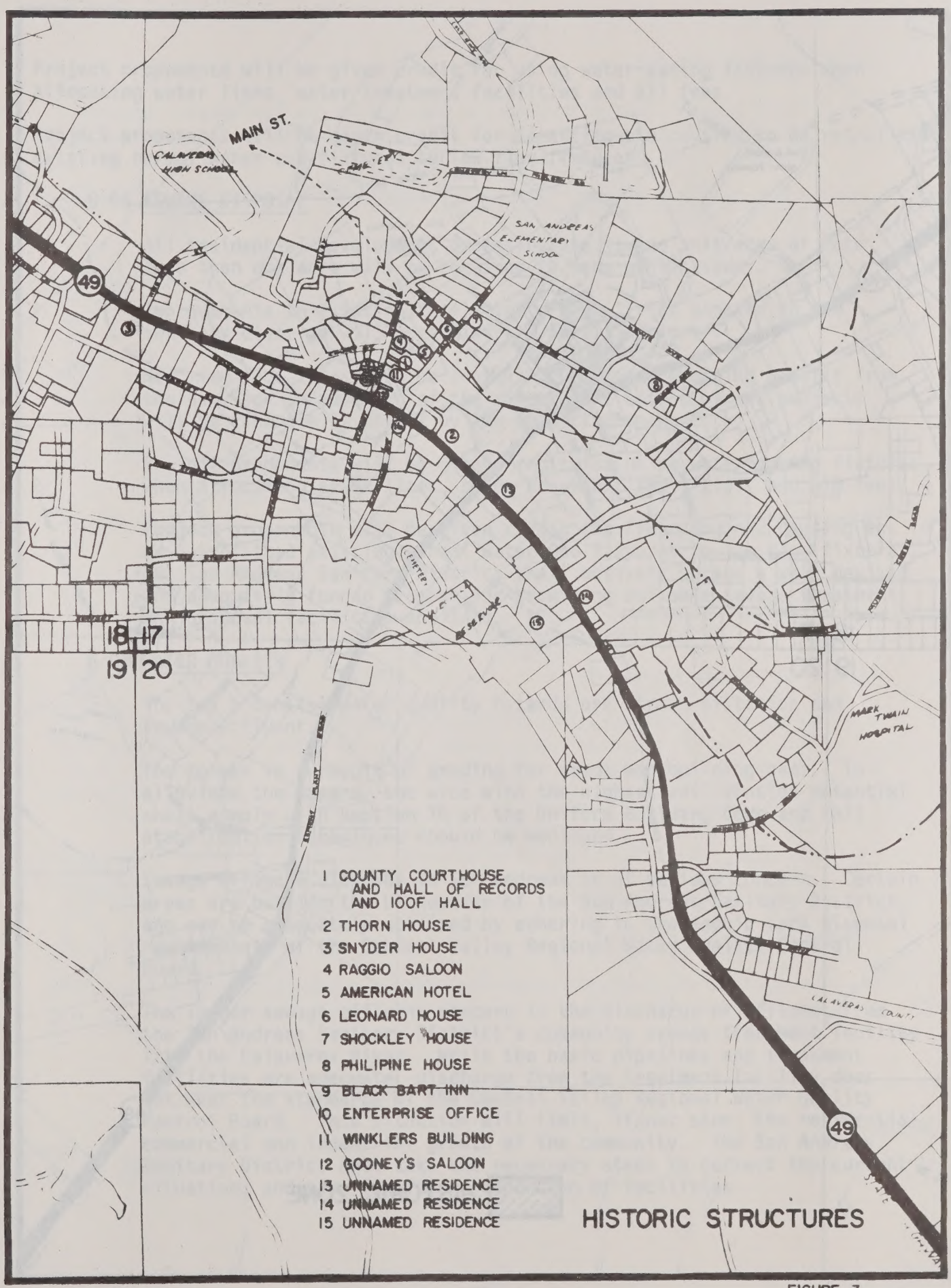

MAIN ST.
CALAVERAS HIGH SCHOOL
SAN ANDREAS ELEMENTARY SCHOOL
49
CEMETERY
18
17
19
20
MARK TWAIN HOSPITAL
CALAVERAS COUNTY
1 COUNTY COURTHOUSE AND HALL OF RECORDS AND IOOF HALL
2 THORN HOUSE
3 SNYDER HOUSE
4 RAGGIO SALOON
5 AMERICAN HOTEL
6 LEONARD HOUSE
7 SHOCKLEY HOUSE
8 PHILIPINE HOUSE
9 BLACK BART INN
10 ENTERPRISE OFFICE
11 WINKLERS BUILDING
12 GOONEY'S SALOON
13 UNNAMED RESIDENCE
14 UNNAMED RESIDENCE
15 UNNAMED RESIDENCE
HISTORIC STRUCTURES

FIGURE 3

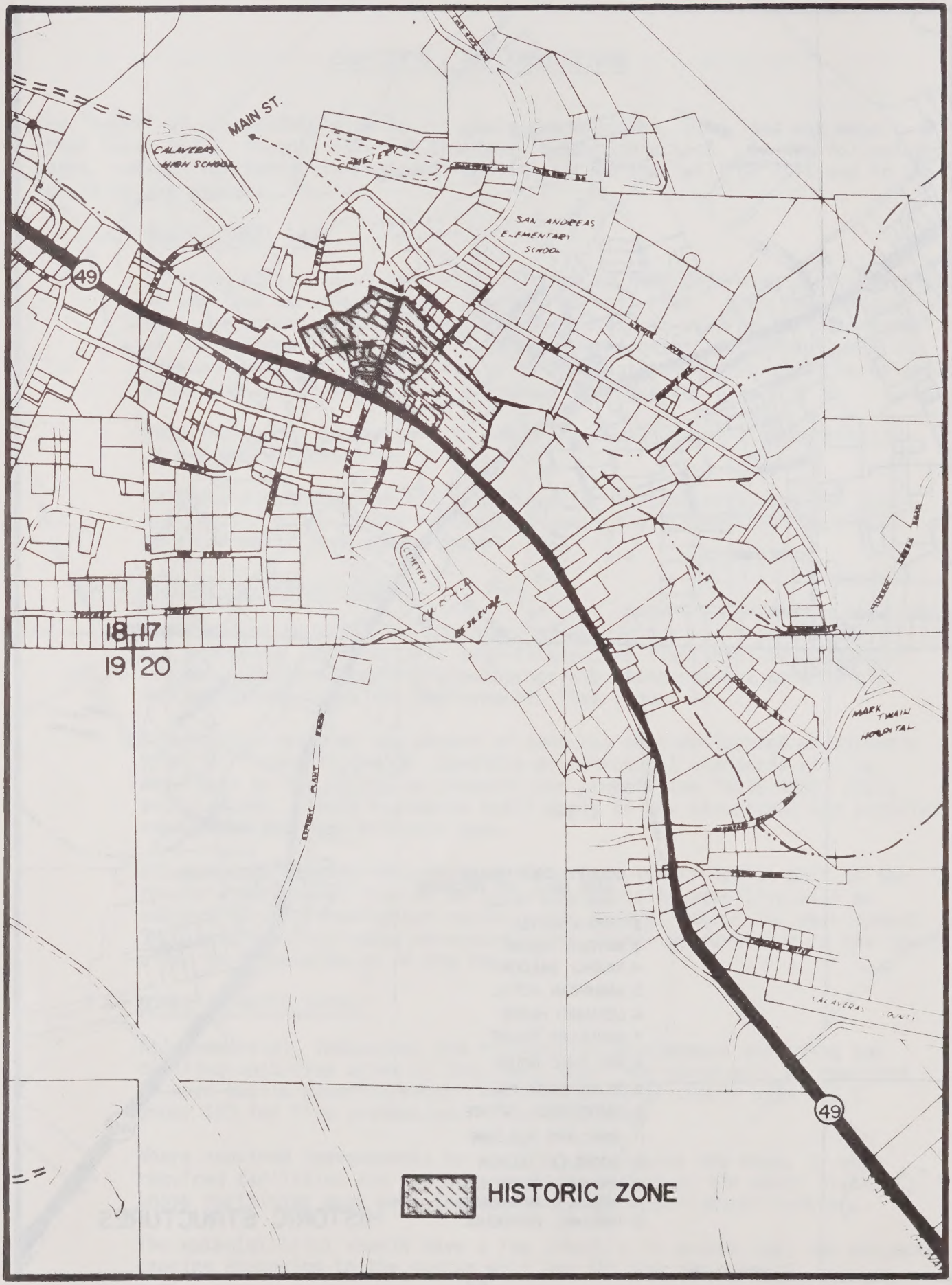

MAIN ST.
CALAVERAS HIGH SCHOOL
SAN ANDREAS ELEMENTARY SCHOOL
49
CEMETERY
18 17
19 20
MARK TWAIN HOSPITAL
CALAVERAS
49
HISTORIC ZONE

FIGURE 4

Project proponents will be given credit for using water-saving fixtures when allocating water lines, water treatment facilities and all fees.

Project proponents will be given credit for financing and causing to be retrofitted existing normal water use fixtures to low flow fixtures.

8.04 SEWAGE DISPOSAL

All residential development exceeding one living unit/acre or lots less than one acre will be required to have public sewer.

Improvements to existing facilities or facilities annexed to the sanitary district will meet district specifications.

New line facilities will be installed by those receiving benefit from the new line. Expansion of the sewer plant caused by new projects will be financially offset by the project proponent.

Project proponents will be given credit for using water-saving fixtures when allocating sewer lines, sewer treatment facilities, and all fees.

Project proponents will be given credit for financing and causing to be retrofitted existing normal water use fixtures to low flow fixtures. The San Andreas Sanitary District shall actively pursue a well devised and adequately funded program for providing suitable sewage treatment and disposal facilities and land.

8.05 WATER QUALITY

The two potential water quality hazards are stream siltation and sewage effluent.

The former is a result of grading for roads and building pads. To alleviate the hazard, the area with the highest soil erosion potential shall comply with Section 70 of the Uniform Building Code and soil stabilization techniques should be employed.

Sewage effluent disposal in San Andreas is of serious concern. Certain areas are outside the boundaries of the San Andreas Sanitary District, and can be adequately utilized by adhering to the septic tank disposal requirements of the Central Valley Regional Water Quality Control Board.

The larger sewage effluent concern is the discharge of effluent from the San Andreas Sanitary District's community sewage treatment facility into the Calaveras River. While the basic pipelines and treatment facilities are adequate, discharge from the treatment facility does not meet the standards of the Central Valley Regional Water Quality Control Board. This situation will limit, if not stop, the residential, commercial and industrial growth of the community. The San Andreas Sanitary District must take the necessary steps to correct the current situation, and plan for future expansion of facilities.

8.06 GEOLOGIC HAZARDS

There are no identified geologic hazards in the Plan area. However, construction precautions should take place in the tertiary stream, south of Treat Ave. and east of Hwy. 49.

8.07 FLOOD HAZARD COMBINING LAND USE DESIGNATION

In areas designated HAZARD due to floods, development will meet the requirements of the National Flood Insurance Act of 1971. All new construction will be flood-proofed and any structure or land fillings will be designed to not effect downstream or upstream properties.

These areas identified as flood plains on Figure 5, will be zoned "Environmental Protection" and the requirements of the amended zoning ordinanc apply. In addition, those areas abutting Murray Creek, its north and south fork and San Andreas Creek north of Mountain Ranch Road will be subject to the following:

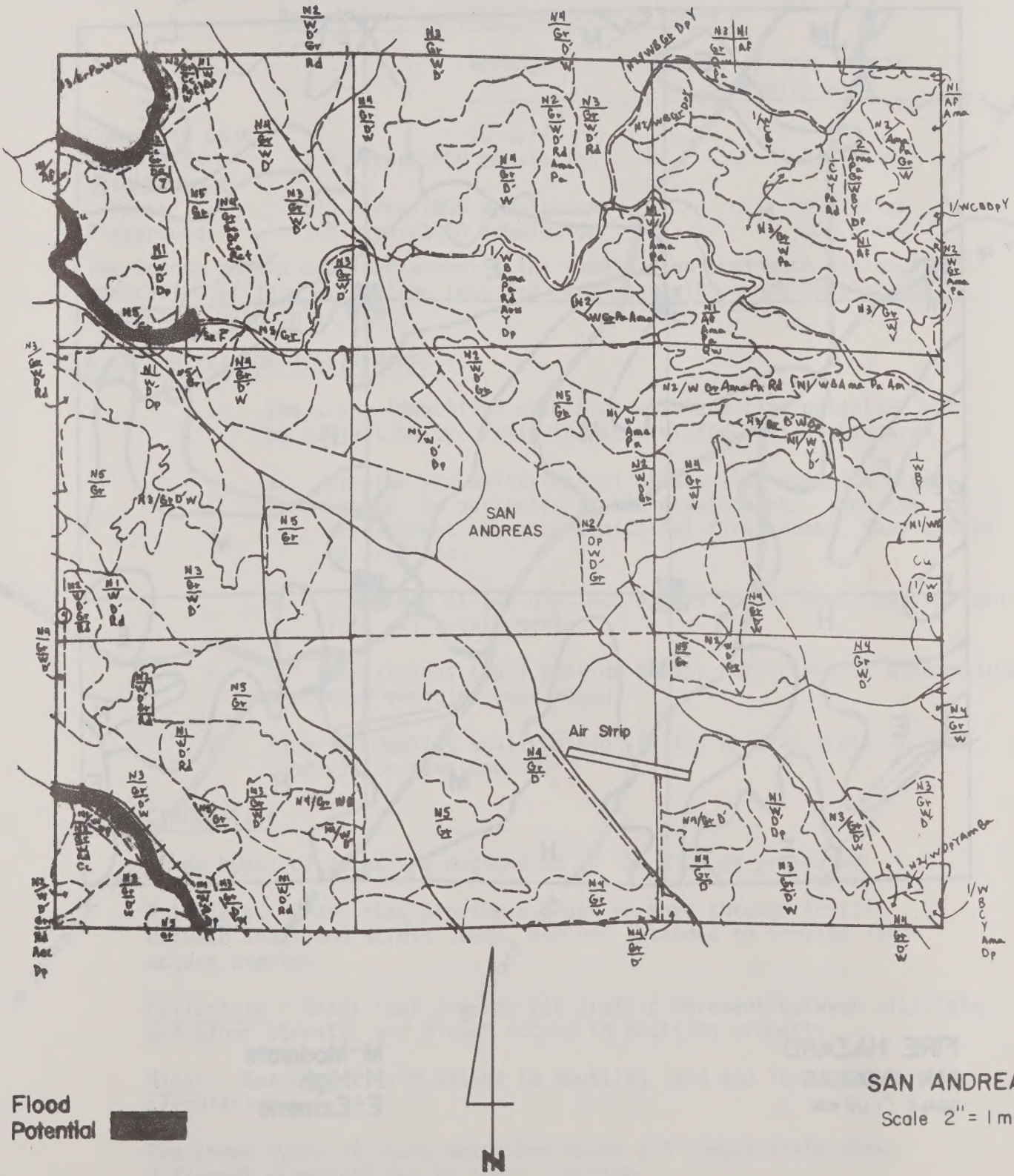
1. All subdivision maps shall show the 100 year flood plan on the subject property. If the flood plain information reveals that no building site is available, then the lots will be readjusted.
2. All building construction shall designate the 100 year flood plain before approval of a building permit, and that area within the flood plain shall be subject to the requirements of the zoning ordinance.

8.08 FIRE HAZARD AREAS

Areas of high fire hazard have been identified as part of the county-wide planning program. Development in those areas will have specific standards including: on-site fire flow, emergency access, all-year roads, adequate road width to accommodate emergency vehicles traveling in opposite directions with a passenger vehicle, brush clearance and fire break. Lower hazard areas will have lesser standards. Specific fire hazard reduction measures shall be specified by the County Fire Warden or the San Andreas Fire District, depending upon the location of the specific project. (See Figure 6)

8.09 DISASTER PREPAREDNESS

As part of the overall County Disaster Preparedness Program, the Office of Emergency Services will develop disaster preparedness plans for the community.

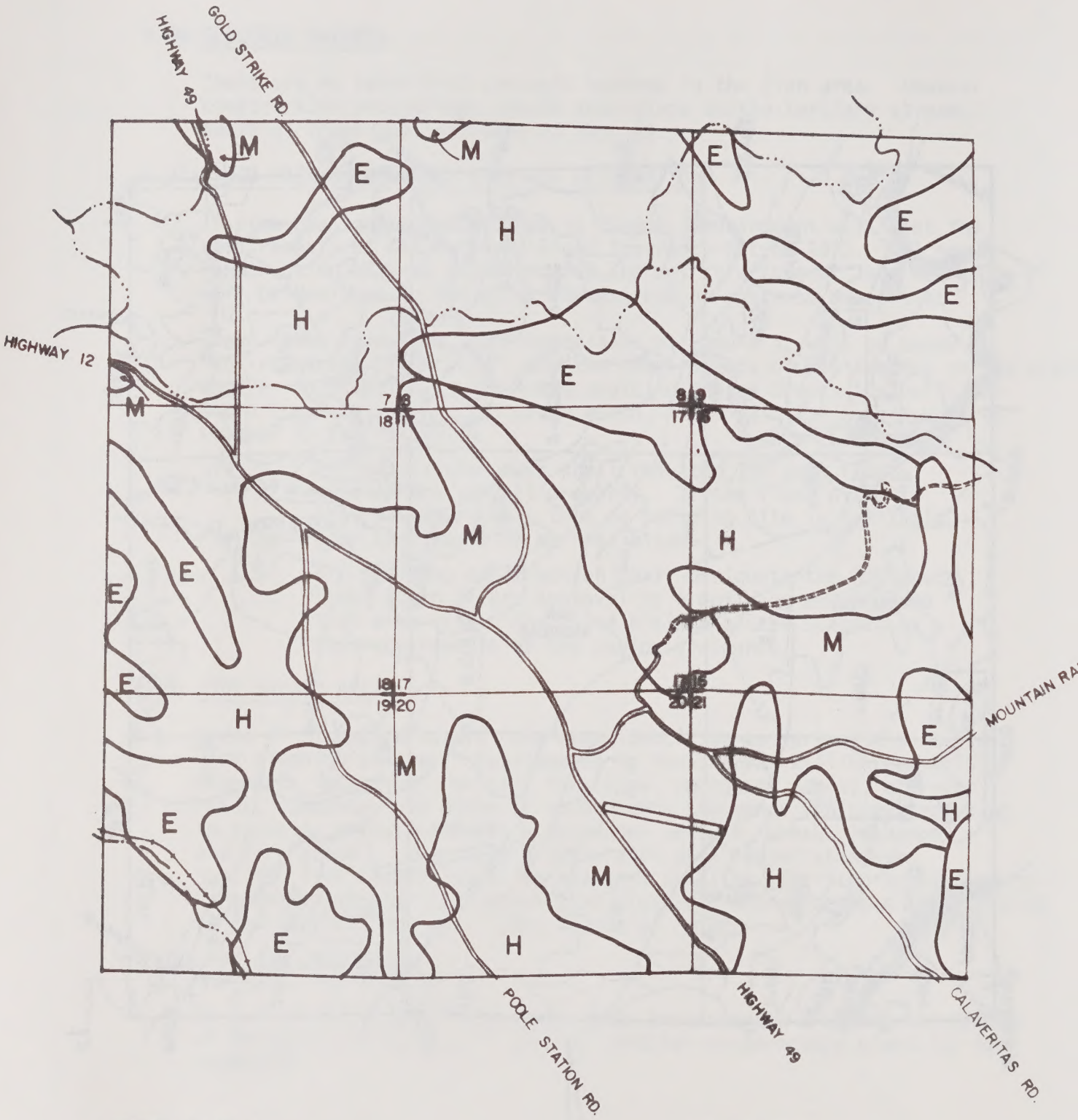


Flood Potential

SAN ANDREAS

Scale 2" = 1 mile

FIGURE 5



FIRE HAZARD
SAN ANDREAS
SCALE 1" = 1/2 mile

M-Moderate
H-High
E-Extreme

Figure 6

8.10 RECREATION

The community standards for recreational facilities are as follows:

Recreation Facility Standards - Table A

	Acreage	Radius of area served community wide
Community park	15 acres	
Playfields	1.5 acres/1000 population	1.5 miles
Neighborhood Parks	2.0 acres/1000 population	0.5 miles
Playgrounds	1.5 acres/1000 population	0.5 miles

The County should consider amending the subdivision ordinance to require dedication of land or in lieu fees for park acquisition and development consistent with this plan.

8.11 SUBDIVISION REQUIREMENTS

1. The areas identified with high wildland fire potential will be subject to the following subdivision review standards:

   a. provide and maintain fuel breaks with adequate access around the perimeter of the development. When the development warrants additional fire breaks, they should be provided.

   b. a minimum of two distinct access routes shall be provided into all developments.

2. All subdivisions shall provide access sufficient to accommodate emergency vehicles year round.

3. Riparian habitat shall be kept in its natural state in new subdivision development.

8.12 CIRCULATION

Three types of roads are designated on the plan as presented:

Arterials - Roads that provide a means to move through traffic between areas and across towns, and not intended to provide land-access service.

Collectors - Roads that provide for traffic movement between arterials and minor streets, and direct access to abutting property.

Minor - Roads providing access to abutting land and for local traffic circulation.

The three types of roads described above will necessitate three different standards due to their function.

Arterials

1. Minimize access from private property by using adjacent minor and collector streets, and by using common driveways from one property to another.

2. Left turn lanes will be used to provide access to private property at the cost of the private party. This will minimize traffic congestion.

3. New residential development fronting on the state highway will either utilize reverse frontage lots, or frontage roads with minimum entry points on the highway.

Collectors

1. Multiple entries will be allowed, however, the minimum number will be used to promote sound traffic safety.

2. Direct residential frontage is allowed.

The following are policies and standards for all new developments in the planning area:

1. Curbs, gutters and sidewalks will be required on all developments on the following streets: St Charles Street from Poole Station Road to Mountain Ranch Road; on Main Street from San Andreas Creek to Market Street; on Court Street on Mountain Ranch Road from St. Charles to Calaveritas Road. The standards will be established by ordinance.

2. All new uses will be required to develop adequate parking meeting the requirement of the zoning ordinance. This can be accomplished either on-site or through a parking district, business association or long-term lease. Parking within the public right-of-way does not comply with this requirement.

3. All new streets developed must provide off street pedestrian walkways on at least one side of the street, the standards to be set by ordinance.

4. The above requirements are the responsibility of the development to construct or improve.

8.13 IMPROVEMENTS TO COLLECTOR ROAD SYSTEM (See Appendix)

Sunset Street - upgrade to Collector standard.

Russell Road - upgrade to Collector standard.

South Main St - upgrade to Collector standard.

Pope Street from Mountain Ranch Road to Treat Street - upgrade to Collector standard.

New Collectors Needed

1. As the area in the west half of Section 18 is developed, a collector road should be extended into the area from Poole Station Road and if possible back to Highway 12.
2. As the area west of Highway 49 develops, a collector should develop from Highway 49 to Poole Station Road near the existing airport.
3. The collector proposed in the tentatively approved Vista de los Robles Subdivision should be built connecting Calaveritas Road and Highway 49.
4. As the area along Murray Creek Road develops, Murray Creek Road and another road connecting to Mountain Ranch Road east of the tennis club should be built.
5. As the area north of the sewer plant develops, a collector should be built between Gold Strike Road and Highway 49.

8.14 SIDEWALKS

For any development occurring along Highway 49 between Pool Station Road and Mountain Ranch Road, Mountain Ranch Road from Highway 49 to Calavertias Road, Main Street from San Andreas Creek to Highway 49, and Court Street, the developer shall install curbs, gutters and sidewalks.

8.15 TRAILS

The Board of Supervisors have adopted the "1980 Bike Plan" for Calaveras County, which includes designated bike trails within the community area. These trails are shown on Figure 7.

Additionally, a group of community leaders have prepared a bicycle/ hiking trail that would generally run from the high school to Mike Dent Field. The approximate alignment for that trail is also shown on Figure 7.

8.16 SCENIC HIGHWAYS

There are no scenic highways existing or proposed within the San Andreas Plan area.

8.17 MINERAL RESOURCES

Although San Andreas has had extensive mining activity in the past, particularly placer mining, the potential yield at this point in time is low. Therefore, other than the potential shale quarry in Section 17, no identified mineral resources are to be found in the study area.

There is a potential incompatibility between mining areas and residential areas. As residential or mining areas develop near each other, it will be the responsibility of the developer of the newest use to provide a buffer consistent with the size and scope of the existing or proposed mining use.

SAN ANDREAS
TRAILS

Scale 1"=2000'

●●●●●● Caltrans Statewide Bicycle Route System
○○○○○○ Other State Highways and Local Roads
◁◁◁◁◁◁ Community Bicycle and Hiking Trail

FIGURE 7

8.18 DEVELOPMENT TIMING

It is the intent of the Plan to coordinate land development with the capacity of public services, and the timing of the expansion or extension of those services. It is also important to determine what areas have the potential for community level of services: sewer, water, streets, and to prevent other land uses from precluding future development.

Due to the small size of the community, no specific priority on which land is to develop first is established. It is the policy of this plan to allow any of the future areas not now developed to be considered for development consistent with the goals, policies and maps of this document.

8.19 FIRE PROTECTION

To provide maximum fire protection, the following shall be met:

a. No area shall be greater than four miles from a fire station.

b. The San Andreas Fire District is encouraged to adopt and cause to be enforced the Uniform Fire Code.

c. The San Andreas Fire District will annually conduct brush-clearing operation upon owners request when it is determined that brush or high grass constitutes a fire hazard.

d. The San Andreas Fire District and California Division of Forestry will enforce the existing state law pertaining to clearance around structures.

8.20 GOVERNMENT CENTER

The County offices will continue to be located in the present complex of buildings at the Government Center and the Historic Courthouse Complex. It is recognized that as the county grows, the need for additional space also grows. The existing land adjacent to the Government Center will be used first prior to consideration of another site. Additionally, other state and federal agencies will be requested to locate their county-wide facilities in the area along Mountain Ranch Road from the Government Center to St Charles Street to consolidate all governmental functions in one area for the convenience of the public and to maximize communication between agencies.

8.21 SCHOOLS

It is recognized that as the community grows, the size of school enrollment also grows. The high school has sufficient space to accommodate any foreseeable growth in secondary enrollment. However, another high school site in another community may be warranted due to geographic factors and growth rates in other communities.

The existing grammer school is approaching capacity and although some expansion can be accommodated at the site, another site is likely. Ideally, due to attendance patterns at San Andreas Elementary, a site near the Government Center is the best location for an additional elementary school. (See Appendix) Locational factors are:

-miminum of 10 acres

-fairly level terrain

-not on Highway 49 or Highway 12

-should have direct access to a collector or arterial street near a significant number of residences, so that large numbers of children may walk to school.

8.22 CAPITAL IMPROVEMENT PROGRAM

Using the General Plan as a blueprint for development, each public agency should develop a Capital Improvement Plan for the long-term and short-term improvement of their agency's facilities consistent with the General Plan and as suggested below:

San Andreas Fire District

Fixed equipment and facilities
Mobile equipment

San Andreas Sanitary District

Treatment Plant
Effluent discharge
Collection System

Calaveras Public Utility District

Treatment facilities
Storage
Distribution

Calaveras Unified School District

School Facilities
Maintenance Facilities

County

Roads
Police through County Sheriff
Public Buildings

San Andreas Parks and Recreation District

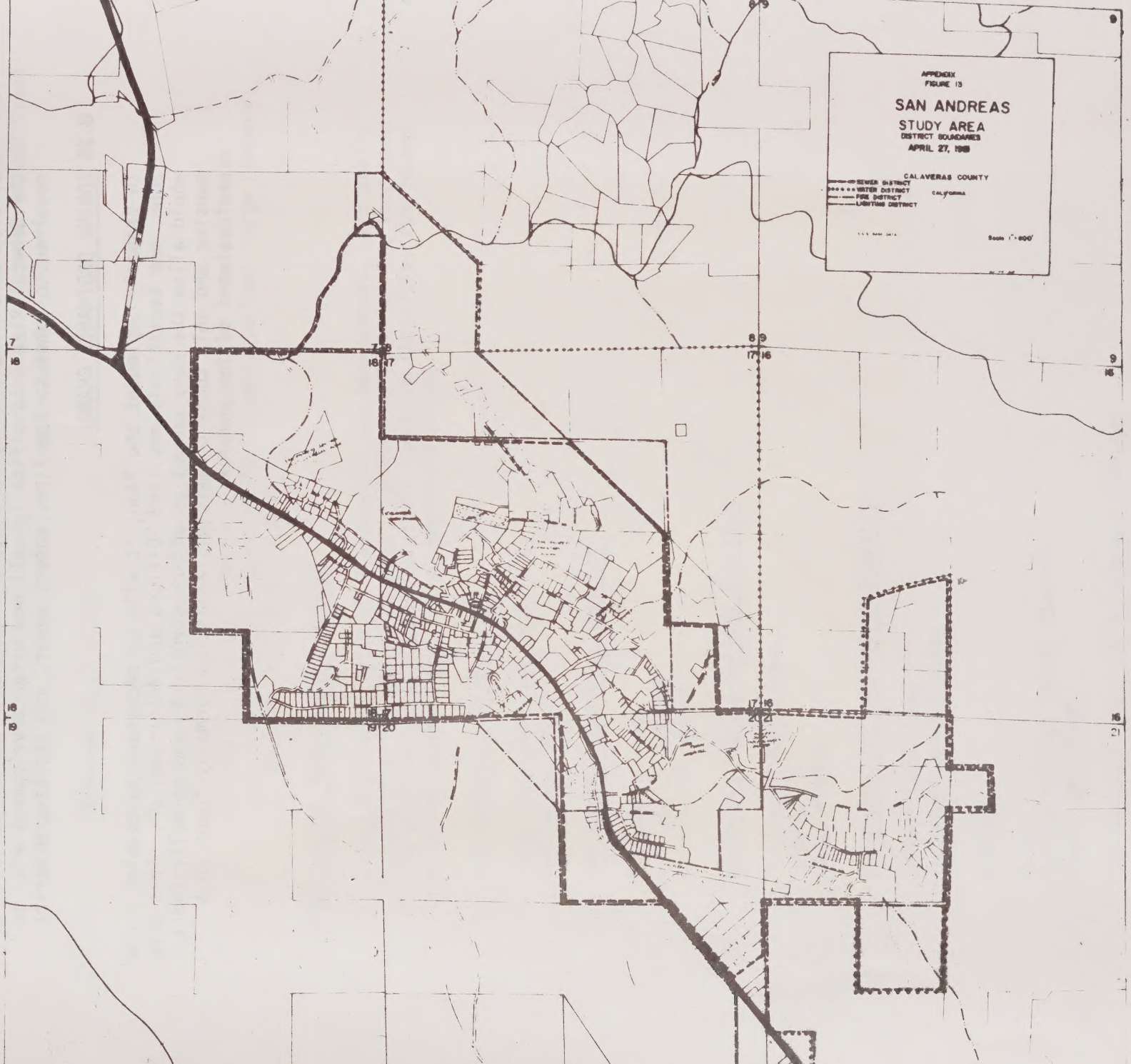
Community parks acquisition
Acquisition of land in less than fee
Improvements to existing facilities

8.23 LOCAL AGENCY FORMATION COMMISSION

Develop annexation policy consistent with growth-timing policies of the General Plan. Specifically, all new urban development will be required to annex to the fire, water, sewer, and lighting district.

8.24 ZONING ORDINANCE CHANGE

To properly implement the Plan, it will be necessary to develop a new zone, one tentatively entitled "Offices and Multi-family". This zone would allow the development of office structures and/or multi-family housing and only those commercial facilities normally found in a professional office complex.


APPENDIX
FIGURE 13
SAN ANDREAS
STUDY AREA
DISTRICT BOUNDARIES
APRIL 27, 1988
CALAVERAS COUNTY
SEWER DISTRICT
WATER DISTRICT
FIRE DISTRICT
LIGHTING DISTRICT
CALIFORNIA
Scale 1"=800'

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